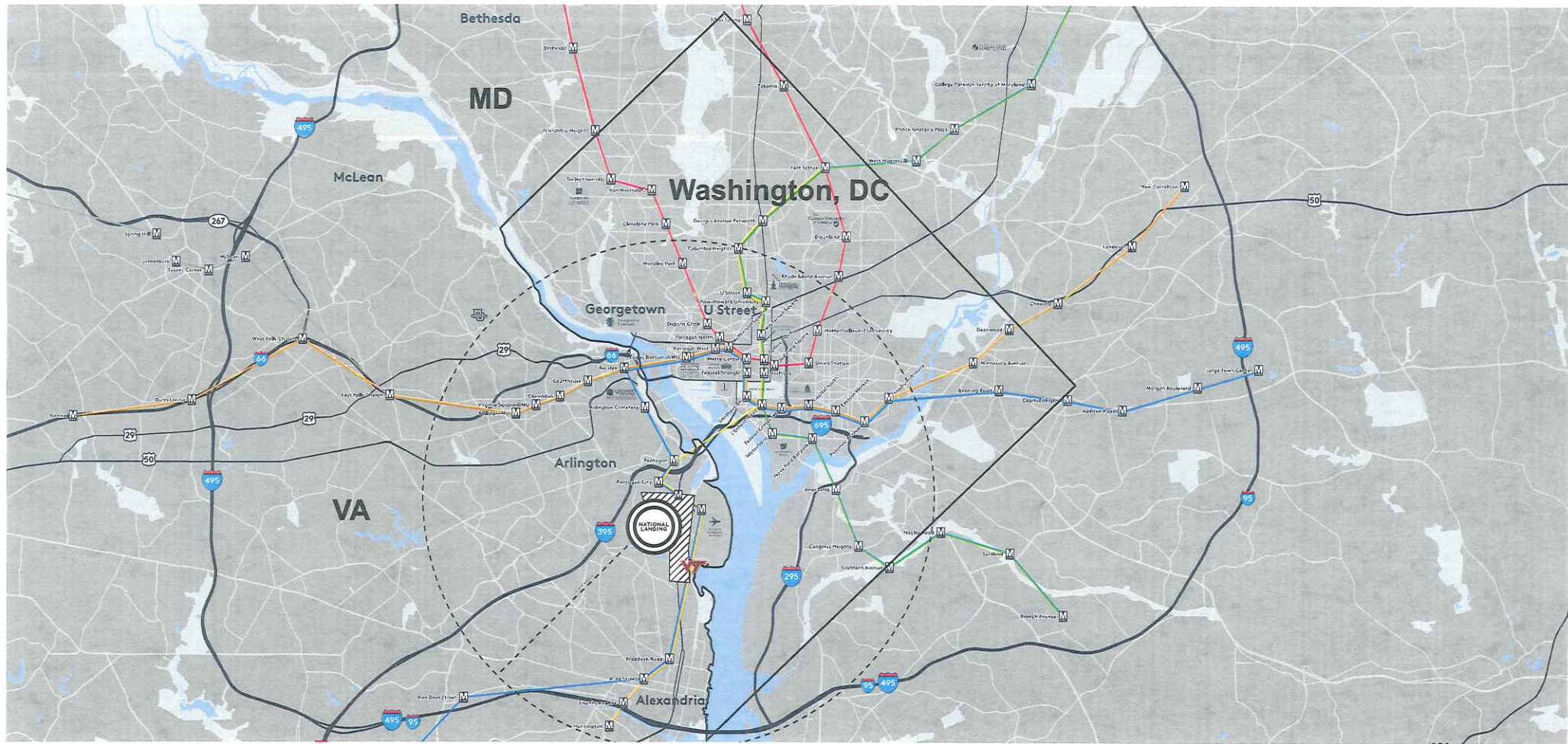


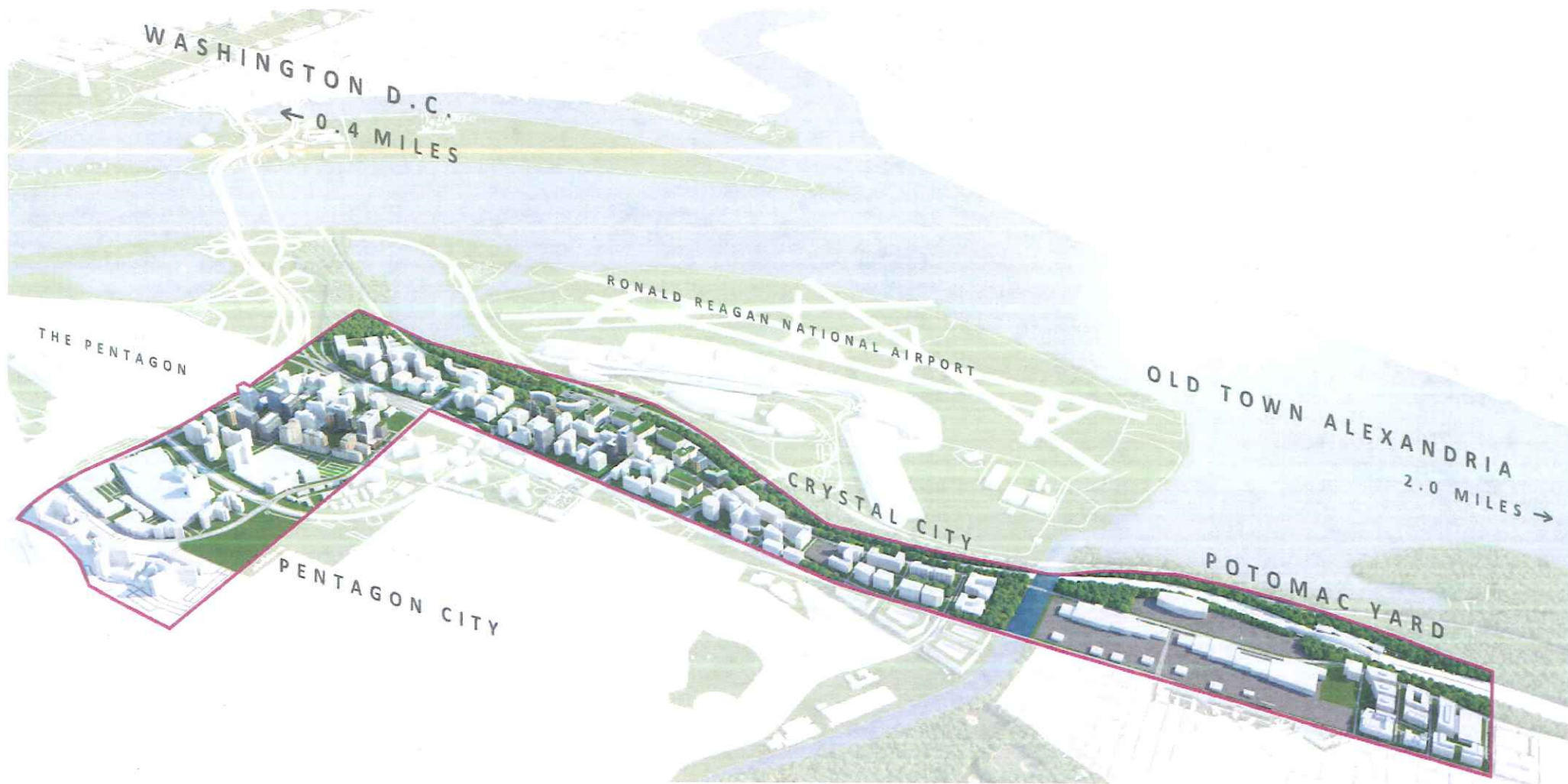
NATIONAL LANDING



National Landing: Center of the DC Region

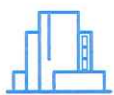


What is National Landing?





JBG SMITH's National Landing Market Presence



71%
of Commercial
Market



20.5%
of Residential
Market



65%
of Unencumbered
Development Sites in
National Landing (6.9M SF)

Amazon Arlington HQ Overview

Metropolitan 6, 7, and 8

NOV 2017
Search Announced

FEB 2018
RFI Completed
1st Tour

SEPT 2018
3rd Tour

JUN 2019
First Amazon Occupancy

JAN 2018
20 City Short List

JUL 2018
2nd Tour

NOV 2018
HQ2 Announced

Amazon will bring:



Up to
38K
Jobs



\$150K
Salary Growing
at 1.5%
Annually



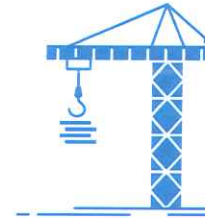
585K
of Leases with
JBG SMITH



4.1M SF
of New Development

JBG SMITH will
act as Amazon's
exclusive:

Development Partner



Retail Leasing Agent



Property Manager



Richmond Highway to Grade



Pedestrian Bridge to Reagan National Airport



New Multi Modal Transit Hub



New Metro Entrances



Virginia Tech Innovation Campus





PENTAGON



CONTEXT / PATH OF GROWTH

INTERSTATE 395

LONG BRIDGE
PARK

POTOMAC
RIVER

PEN PLACE
2.1 Million SF / Phase III

FASHION
CENTER
MALL



PENTAGON
CENTER

5 MIN.
WALK

10 MIN.
WALK
U.S. ROUTE

5 MIN.
WALK

VIRGINIA
HIGHLANDS
PARK

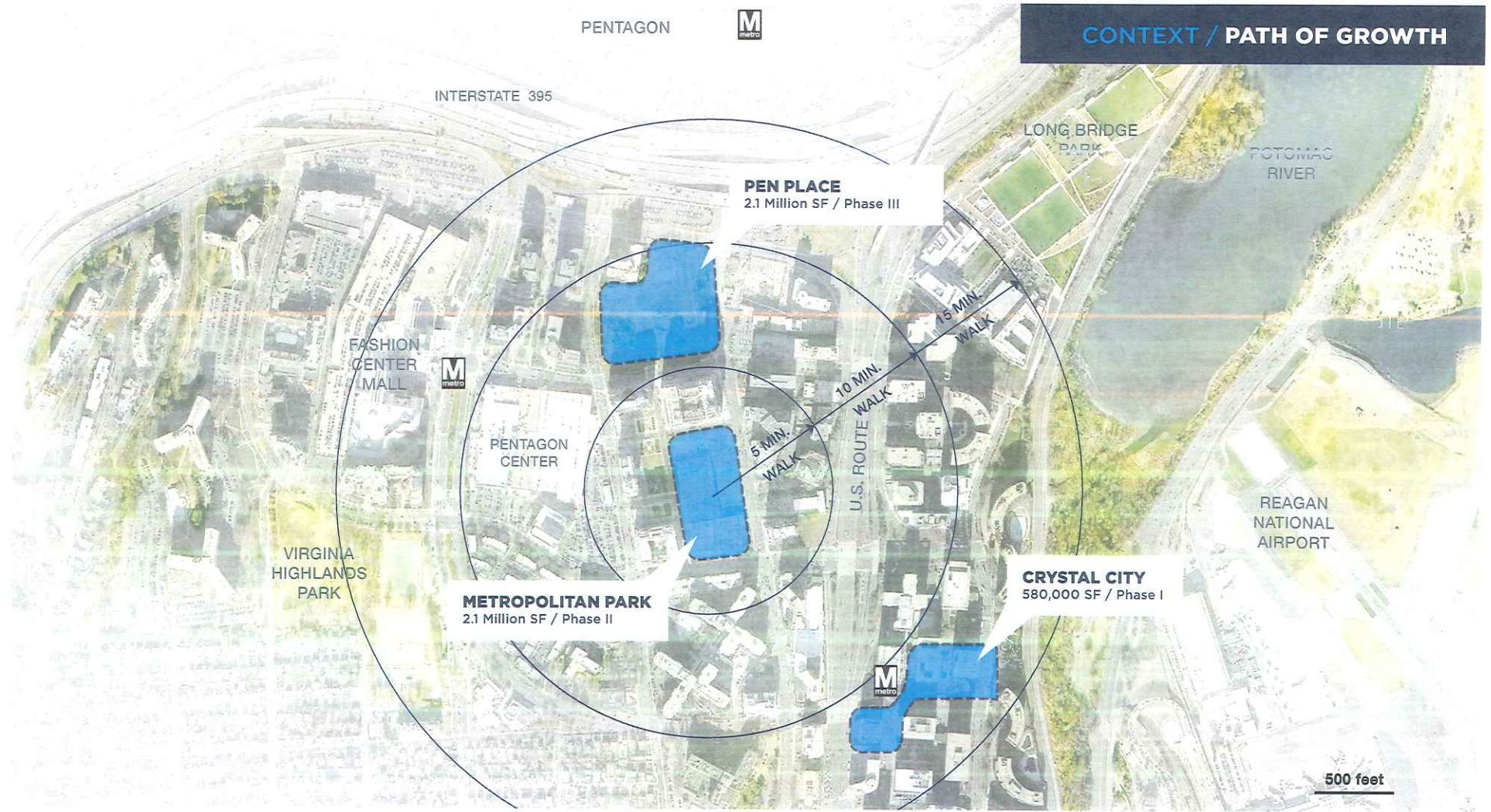
METROPOLITAN PARK
2.1 Million SF / Phase II

REAGAN
NATIONAL
AIRPORT

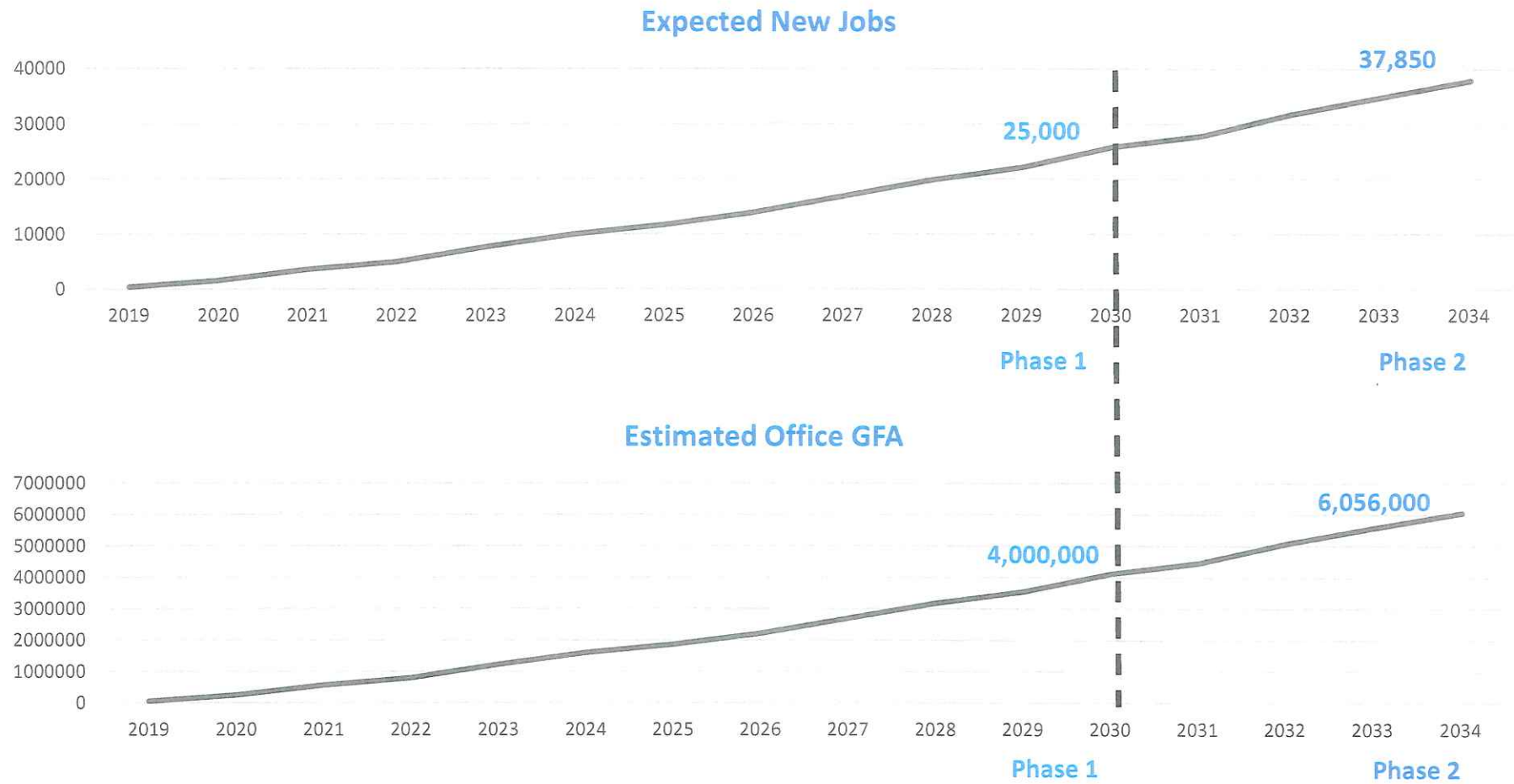
CRYSTAL CITY
580,000 SF / Phase I



500 feet



Amazon Anticipated Path of Growth



A Repositioned Neighborhood



Terraces and green spaces create small getaways



An unbroken retail spine drives energy on the street



A dining thoroughfare activates the streetscape



Reimagined spaces usher in a new approach to working



Seamless Metro connections transform local accessibility

Density by design



Housing Improvements

4-5K
New Units



Retail Enhancements

~120K SF
Along Crystal Drive



Estimated Potential Development Density

6.9M SF
With Additional Retail



New Living, Dining, and Retail

18-24 Hour
Vibrant Community



Creation of Multiple Small

Public Parks
and Green Spaces

Central District Retail and 1770 Crystal Drive

NATIONAL LANDING | CENTRAL DISTRICT RETAIL



NATIONAL LANDING | 1770 CRYSTAL DRIVE



1900 Crystal

Development Program

	North Tower	South Tower	Total
Units	339 units	467 units	806 units
Residential GSF	366K SF	407K SF	773K SF
Retail GSF	21K SF	19K SF	40K SF

Northwest
View of both
Towers



Southwest
View of
North Tower



Retail View of
South Tower

